

**AGENDA
Zoning Board
Borough of Rumson
July 16, 2013**

Special Start Time 7:00 P.M.

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. The continued application of **David & Patricia Docherty**, 20 Avenue of Two Rivers (Corner Maplewood Avenue) Avenue of Two Rivers (Primary Front) and Maplewood Avenue (Secondary Front) (Block 50, Lot 4, R-6 Zone) to raze the existing house, retaining the existing detached garage and patio to construct a new single-family residence at the existing premises.

The application has been withdrawn.

2. The application of **Mark & Adrian Marascio**, 1 Lennox Avenue (Corner East River Road) Lennox Avenue (Primary Front) and East River Road (Secondary Front) / Block 38, Lot 1, R-5 Zone) to construct new secondary front two-story addition and second floor addition, and open covered front porches in the primary and secondary front yards at the existing single-family residence. The residence is currently non-conforming in Primary Building Front Setback Required 35 feet (Lennox Avenue) 34.83 feet Existing and Rear Setback Required 35 feet / 25 feet Existing New construction will create non-conformities in Primary Porch Front Setback (Lennox Avenue) 30 feet Required; 23.42 feet Proposed and increase non-conformity in Rear Setback 35 feet Required; 21.42 Proposed.

3. The application of **Jeffrey Wadley**, 17 Grant Avenue (Block 139, Lot 1, R-5 Zone) to raze the existing house and garage to construct a new single-family residence at the existing premises. New residence will be elevated to comply with the new required flood elevation. The property is currently non-conforming in Minimum Lot Area Required 6,000 sf. / Existing 5,245.1 sf. and Interior Lot Shape Required 34 feet / Existing 0 feet. New construction will create non-conformities in Front Setback 35 feet Required; 14.5 feet Proposed, Front Entry Steps Setback 20 feet Required; 10 feet Proposed and Rear Setback Required 35 feet / Proposed 7.8 feet to building and 6.8 feet to rear steps and porch.

4. The application of **Brian & Colleen Hennen**, 54 Shrewsbury Drive (Corner Osprey Lane) Shrewsbury Drive (Primary Front) and Osprey Lane (Secondary Front) / Block 126, Lot 11, R-1 Zone) to raze the existing residence, retaining the existing pool and patio. Construct a new single-family residence and cabana at the existing premises. Residence will be elevated to comply with required flood elevation. The property is currently non-conforming in Secondary Lot Width and Frontage (Osprey Lane) Required 250 feet / Existing 200 feet, Corner Lot Shape Required 100 feet / Existing 50 feet and accessory structure pool and patio located in secondary front yard. New construction will create non-conformity in by the orientation of the new residence to face Shrewsbury Drive, Primary Front Setback Required 100 feet (Shrewsbury Drive) / 54 feet Proposed, accessory building (proposed cabana) to be located in secondary front yard, driveway exceeds the permitted width of 15 feet within the required front setback / Proposed driveway width 39 feet, at widest point and having an accessory structure (pool & patio) on the property without principal building.

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5. The application of **Siobhan & Peter Hogan**, 27 Forrest Avenue (Block 39, Lot 19, R-5 Zone) for installation of a 14' x 28' to install in-ground pool at the existing single-family residence. The property is currently non-conforming in Minimum Lot Width and Frontage Required 50 feet / Existing 34 feet, Interior Lot Shape Required 34 feet / Existing 0 feet and Maximum Lot Coverage 4,828 sf. Permitted; 5,966 sf. Existing. The residence is currently non-conforming in Minimum Side Setback Required one side 8 feet and total sides of 18 feet Existing one side 4.60 feet and total sides of 25.5 feet and Rear Setback 82 feet Required / 66.9 feet Existing. Resolution of approval dated May 18, 2004 to construct new covered front entrance, one-story side addition and deck and two-story rear addition. The approval required a reduction of lot coverage to 4,306 sf. by changing the driveway length and width and removing those sections on the Borough's Property. The lot coverage reduction was not done as required by the original approval and the applicant as part of this application proposing to reduce the lot coverage as originally required by driveway reduction and eliminating patio area as follows Maximum Lot Coverage 4,828 sf. Permitted; 5,966 sf. Existing; 4,828 sf. Proposed.

6. The application of **Sean & Marion Moran**, 9 North Ward Avenue, (Block 80, Lot 20, R-2 Zone) to move the existing Residential Accessory Building (Carriage House) located on the north side the property in the front yard to south side of the property, remove second floor deck and reduce floor area, and elevate to comply with the new flood elevation requirement. In addition, the driveway will be relocated to south side of property. The property is currently non-conforming due to the pre-existing multiple residences principal building and secondary residential accessory building (Carriage House), is not a permitted use) and having an accessory building located in the front yard between North Ward Avenue and the principal residence. In addition, the second floor of an accessory may not have useable floor area greater than one-half ($\frac{1}{2}$) of the ground floor area 721 sf. Permitted; 802 sf. Existing. The residence is currently non-conforming in side setback will be razed at future date and comply with Ordinance requirements. New construction will create non-conformities in Accessory Building Height Permitted 24 feet / Proposed 25.32 feet, second floor of an accessory may not have useable floor area greater than one-half ($\frac{1}{2}$) of the ground floor area 637 sf. Permitted; 795sf. Proposed and Maximum Permitted driveway width of 15 feet, within the required front setback, proposed driveway width is 25 feet, at the widest point. In addition, when the existing residence is razed there will be an accessory building on the property without a principal building.

7. Executive Session (If Necessary).

ADMINISTRATIVE:

Approval of April 16, 2013, May 21, 2013 and June 18, 2013 Minutes

Approval of July 16, 2013 Resolutions:

James & Jaime Dorment, 4 Wood Lane (Block 71, Lot 9, R-4 Zone)

Michael & Andrea Trebino, 26 Buttonwood Lane (Block 111, Lot 32, R-2 Zone)

Rumson Estates, LLC, 7 Warren Street (Block 139, Lot 5, R-5 Zone)

Judith Trepanier, 27 Waterman Avenue (Block 145, Lot 5, R-5 Zone)
Rumson Country Day School, 35 Bellevue Avenue (Block 90, Lot 1.01, R-1 Zone)

Mrs. Patricia Murphy
State Shorthand Reporting Service